025.0	0006	0014.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,607,700 /	2,607,700
					USE VALUE:	2,607,700 /	2,607,700
					ASSESSED:	2,607,700 /	2,607,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRINITY BAPTIST CHURCH
Owner 2:	
Owner 3:	
Street 1:	115 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TRINITY BAPTIST CHURCH -
Owner 2:	-
Street 1:	115 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 32,541 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1920, having primarily Stucco Exterior and 13791 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
960	32541.000	1,306,100		1,301,600	2,607,700
Total Card	0.747	1,306,100		1,301,600	2,607,700
Total Parcel	0.747	1,306,100		1,301,600	2,607,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 189.08 | /Parcel: 189.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	17154
GIS Ref	
GIS Ref	
Insp Date	05/02/00

!2099!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	960	FV	1,306,000	0	32,541.	1,301,600	2,607,600	2,607,600	Year End Roll	12/18/2019
2019	960	FV	1,153,100	0	32,541.	1,383,000	2,536,100	2,536,100	Year End Roll	1/3/2019
2018	960	FV	1,153,100	0	32,541.	1,008,800	2,161,900	2,161,900	Year End Roll	12/20/2017
2017	960	FV	1,153,100	0	32,541.	878,600	2,031,700	2,031,700	Year End Roll	1/3/2017
2016	906	FV	1,153,100	0	32,541.	748,400	1,901,500	1,901,500	Year End	1/4/2016
2015	906	FV	1,000,100	0	32,541.	732,200	1,732,300	1,732,300	Year End Roll	12/11/2014
2014	906	FV	1,000,100	0	32,541.	602,000	1,602,100	1,602,100	Year End Roll	12/16/2013
2013	906	FV	1,000,100	0	32,541.	572,700	1,572,800	1,572,800		12/13/2012

PRINT

Date	Time
12/10/20	17:35:38

LAST REV

Date	Time
09/22/20	09:03:30
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2099

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATSON CHARLES	3977-372		6/22/1915		1	No	No	4	Sale of unnumber lot (15,000 sqft) on plan bo
MULLER WILLIAM	3957-108		3/31/1915		3,225	No	No		Sale of "lot" 202 (12827 sqft) on plan book 1
MULLER WILLIAM,	3810-58		8/4/1913		5	No	No		sale of "lot" 203 (4,714 sqft) on plan book 1

USER DEFINED

Prior Id # 1:	17154
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2018	716	Manual	124,500	C				
3/5/2018	239	Redo Bat	13,927	C				
5/10/2004	352	Temp Ten	700					
8/2/1994	391	Manual	6,000					RAMP
5/13/1994	208	Manual	1,000					SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2000	Meas/Inspect	264	PATRIOT
8/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		32541		Sq. Ft.	Site		0	80.	0.50	1									1,301,640						1,301,600	

Total AC/HA:	0.74704	Total SF/SM:	32541	Parcel LUC:	960	Church	Prime NB Desc:	ARLINGTON	
Total:	1,301,640	Spl Credit		Total:	1,301,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:			
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	7 - Brick	15	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.92575455
Const Adj.:	1.03762126
Adj $ / SQ:	120.073
Other Features:	30000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1906788
Depreciation:	600638
Depreciated Total:	1306150

COMMENTS

EST BATH AND KITCHEN TRINITY BAPTIST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	4

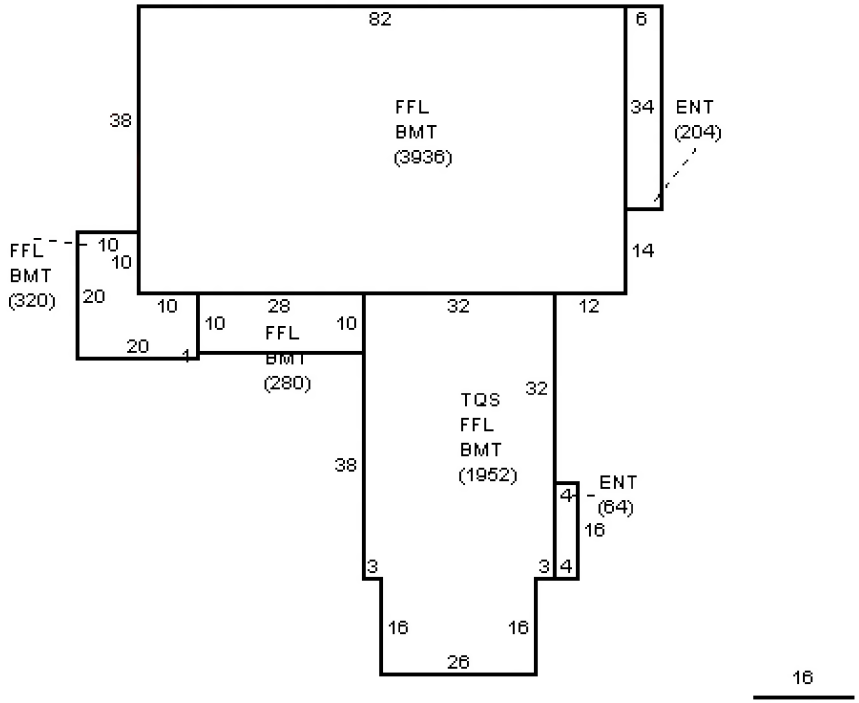
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	6,488	68.440	444,049
FFL	First Floor	6,488	120.070	779,032
TQS	3/4 Story	1,464	120.070	175,787
ENT	ENTRY	204	15.310	3,123
ENT	ENTRY	64	26.320	1,685

Net Sketched Area:	14,708	Total:	1,403,676
Size Ad	7952	Gross Are	15196	FinArea	13791
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	90	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.70
Special Features:	0	Val/Su Net:	88.80
Final Total:	1306100	Val/Su SzAd	164.25

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	